013.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	960,300 / 960,300
					USE VALUE:	960,300 / 960,300
					ASSESSED:	960,300 / 960,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-18A	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YAN JIAJU
Owner 2:	ZHU HONG
Owner 3:	
Street 1:	24 PARKER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KALLIAVAS JOANNE -
Owner 2:	-
Street 1:	18 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2535 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4781.000	505,000	4,600	450,700	960,300
Total Card	0.110	505,000	4,600	450,700	960,300
Total Parcel	0.110	505,000	4,600	450,700	960,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.85 | /Parcel: 378.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 10197
GIS Ref:
GIS Ref:
Insp Date: 02/09/09

!1262!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	505,000	4600	4,781.	450,700	960,300		Year end	12/23/2021
2021	104	FV	482,000	4600	4,781.	450,700	937,300		Year End Roll	12/10/2020
2020	104	FV	482,100	4600	4,781.	450,700	937,400	937,400	Year End Roll	12/18/2019
2019	104	FV	374,600	4600	4,781.	478,900	858,100	858,100	Year End Roll	1/3/2019
2018	104	FV	374,600	4600	4,781.	349,300	728,500	728,500	Year End Roll	12/20/2017
2017	104	FV	351,400	4600	4,781.	304,300	660,300	660,300	Year End Roll	1/3/2017
2016	104	FV	351,400	4600	4,781.	259,200	615,200	615,200	Year End	1/4/2016
2015	104	FV	313,100	4600	4,781.	253,500	571,200	571,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:46:05

LAST REV

Date	Time
11/10/21	10:06:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 1262

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALLIAVAS JOANN	78774-125	1	9/24/2021		1,231,000	No	No		
KALLIAVAS JOANN	23248-421		6/1/1993		1	No	No		F

USER DEFINED

Prior Id # 1:	10197
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2013	350	Re-Roof	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
2/9/2009	Meas/Inspect	294	PATRIOT
10/16/1999	Inspected	264	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
10/4/1999	Inspected	264	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4781		Sq. Ft.	Site		0	80.	1.18	1									450,745						450,700	

Total AC/HA:	0.10976	Total SF/SM:	4781	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	450,745	Spl Credit		Total:	450,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07579064
Const Adj.:	0.98145747
Adj $ / SQ:	190.052
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686146
Depreciation:	181143
Depreciated Total:	505004

COMMENTS

OF= BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

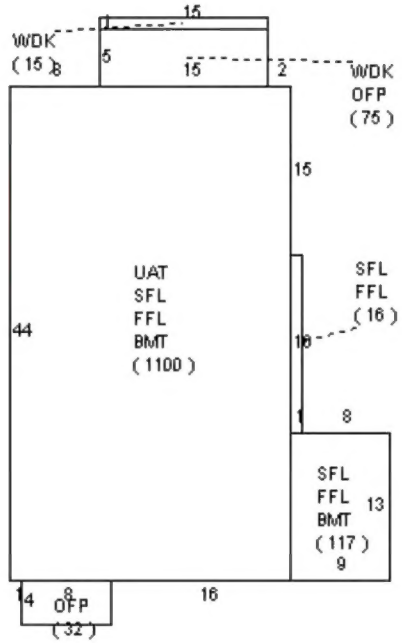
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	190.05
Special Features:	0	Val/Su Net:	121.54
Final Total:	505000	Val/Su SzAd	204.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,233	190.050	234,334
SFL	Second Floor	1,233	190.050	234,334
BMT	Basement	1,217	57.020	69,388
UAT	Upper Attic	275	90.270	24,826
OFP	Open Porch	107	31.330	3,352
WDK	Deck	90	15.700	1,413

Net Sketched Area:	4,155			Total:	567,647
Size Ad	2466	Gross Area	4980	FinArea	2535

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1926	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600